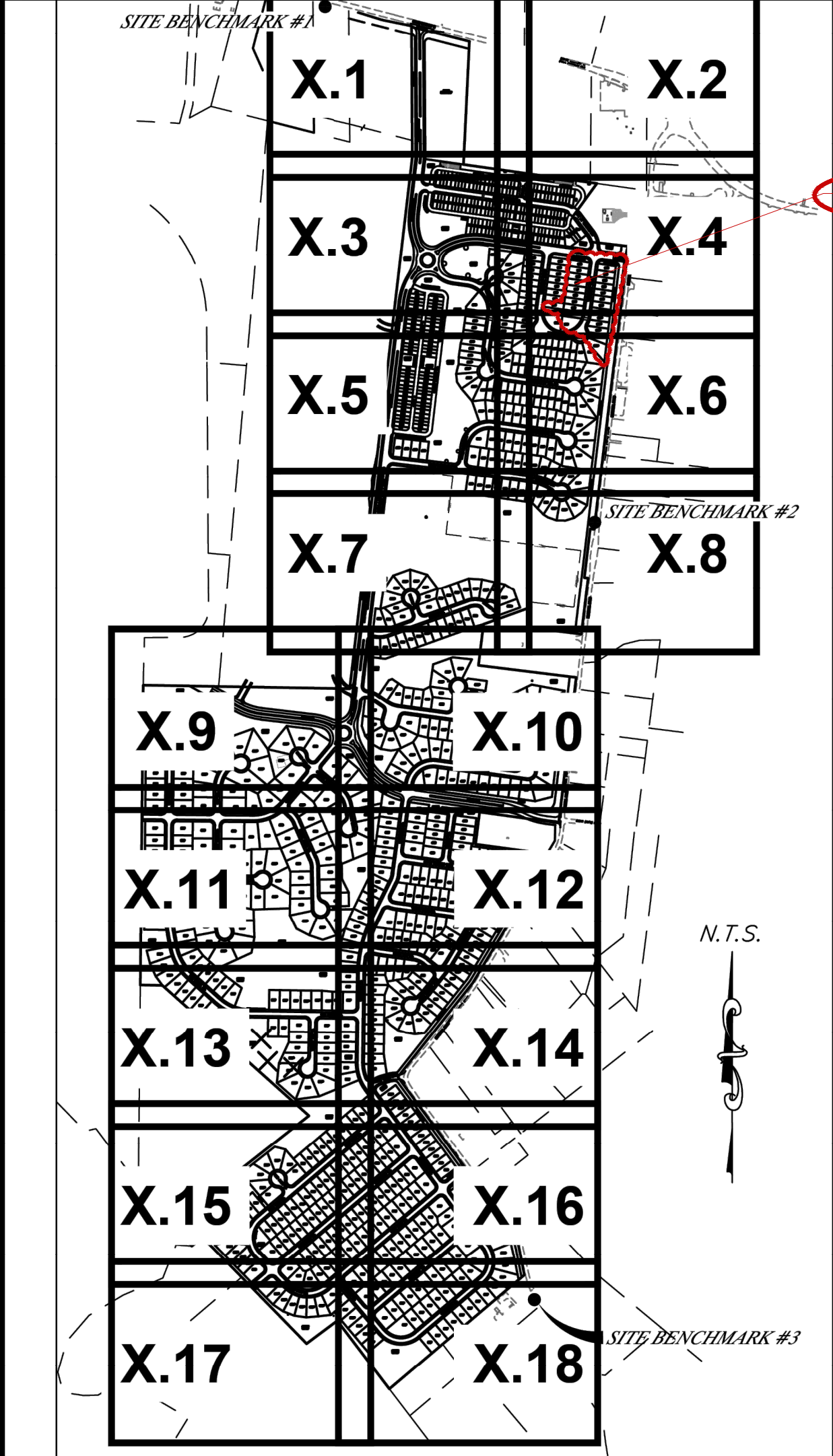
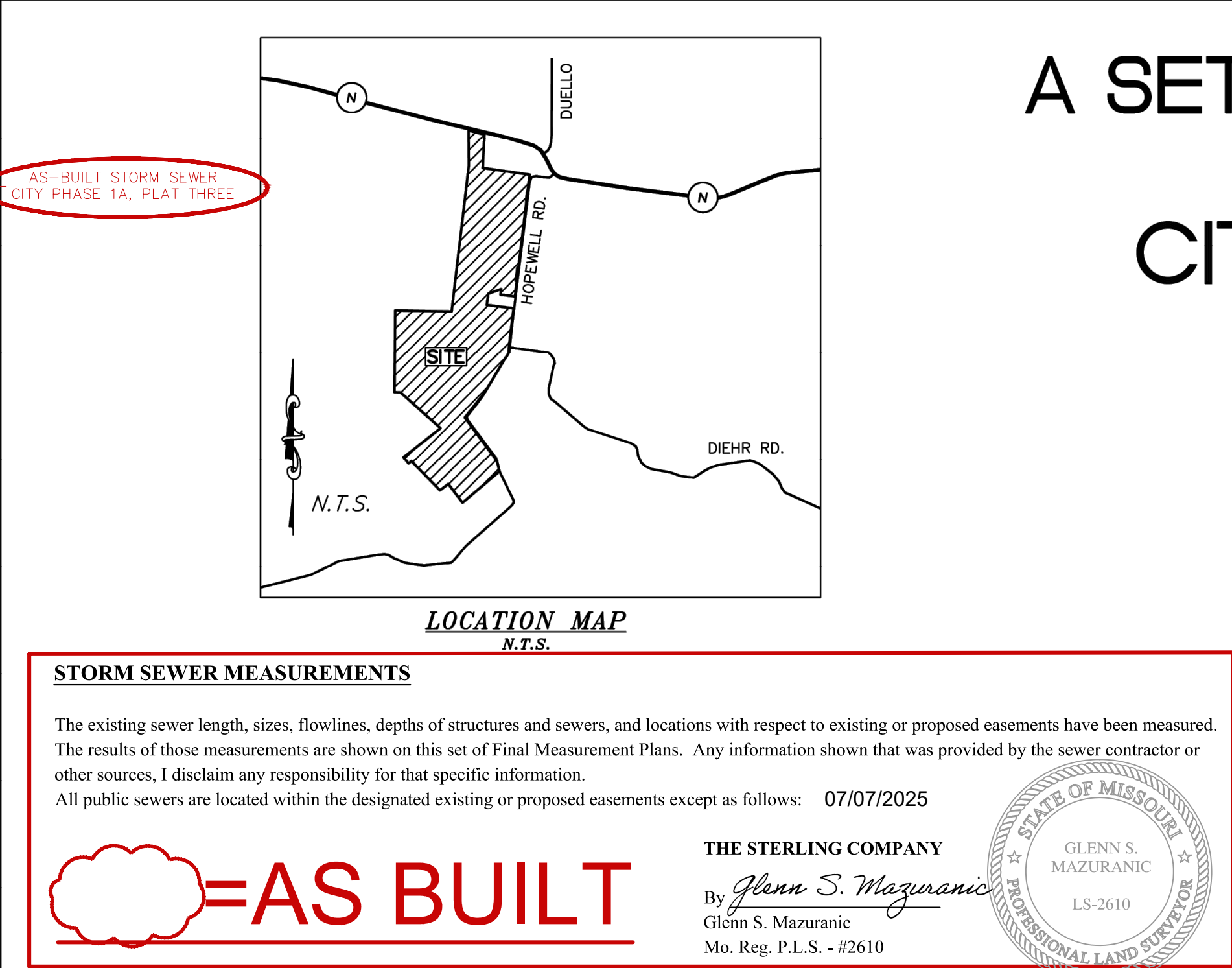


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City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. To 8:00 P.M. Saturday and Sunday



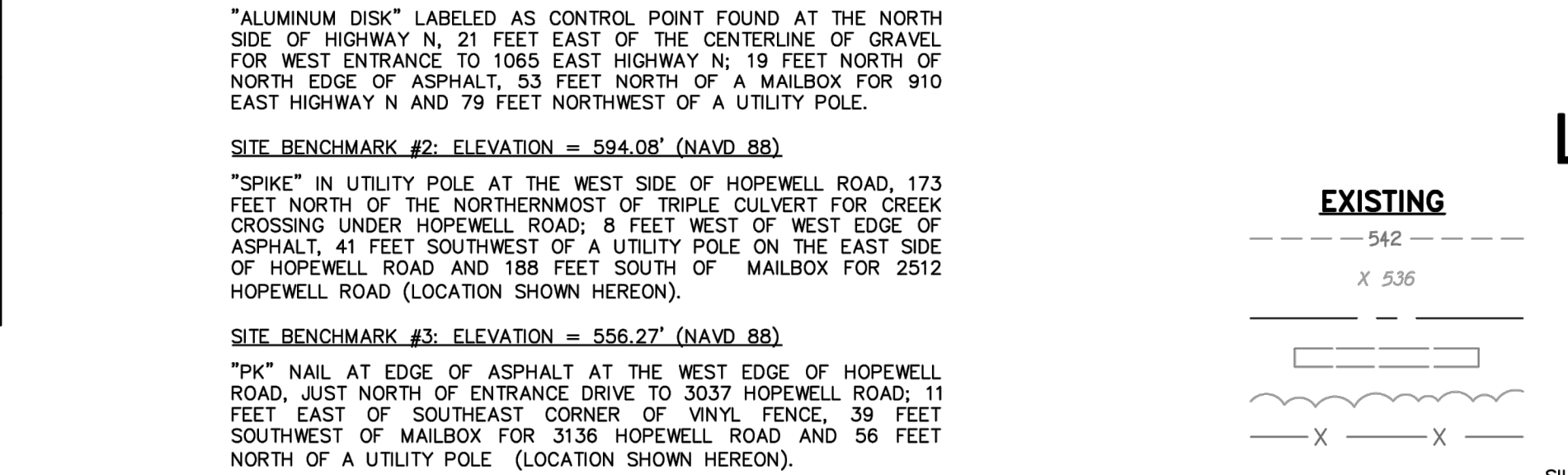
Benchmarks

PROJECT BENCHMARK:
NOS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID MOOF
ELEVATION = 496.90' (NAVD 88 OBSERVED).

SITE BENCHMARK #1: ELEVATION = 659.60' (NAVD 88)
"ALUMINUM DISK" LABELED AS CONTROL POINT FOUND AT THE NORTH SIDE OF HIGHWAY N, 21 FEET EAST OF THE CENTERLINE OF GRAVEL FOR WEST ENTRANCE TO 1065 EAST HIGHWAY N; 19 FEET NORTH OF NORTH EDGE OF ASPHALT, 53 FEET NORTH OF A MAILBOX FOR 910 EAST HIGHWAY N AND 79 FEET NORTHWEST OF A UTILITY POLE.

SITE BENCHMARK #2: ELEVATION = 594.08' (NAVD 88)
"SPIKE" IN UTILITY POLE AT THE WEST SIDE OF HOPEWELL ROAD, 173 FEET NORTH OF THE NORTHERNMOST OF TRIPLE CULVERT FOR CREEK CROSSING UNDER HOPEWELL ROAD; 8 FEET WEST OF WEST EDGE OF ASPHALT, 41 FEET SOUTHWEST OF A UTILITY POLE ON THE EAST SIDE OF HOPEWELL ROAD AND 188 FEET SOUTH OF MAILBOX FOR 2512 HOPEWELL ROAD (LOCATION SHOWN HEREON).

SITE BENCHMARK #3: ELEVATION = 556.27' (NAVD 88)
"PK" NAIL AT EDGE OF ASPHALT AT THE WEST EDGE OF HOPEWELL ROAD, JUST NORTH OF ENTRANCE DRIVE TO 3037 HOPEWELL ROAD; 11 FEET EAST OF SOUTHEAST CORNER OF VINYL FENCE, 39 FEET SOUTHWEST OF MAILBOX FOR 3136 HOPEWELL ROAD AND 56 FEET NORTH OF A UTILITY POLE (LOCATION SHOWN HEREON).



Estimated Earthwork

740,000 CUBIC YARDS CUT

NOTE:
QUANTITIES ARE ESTIMATES AND WILL CHANGE BASED ON THE ACTUAL SIZE OF SEWERS AND FOUNDATIONS CONSTRUCTED AND THE TYPE OF MATERIAL EXCAVATED. ANY EXCESS MATERIALS SHALL BE DISPLACED ON THE PROJECT SITE.

THE ESTIMATED EARTHWORK QUANTITIES ARE CALCULATED FOR PERMIT AND INSPECTION PURPOSES ONLY. THESE QUANTITIES ARE NOT TO BE USED FOR BIDDING. CONTRACTOR TO VERIFY ALL YARDAGE QUANTITIES.

Zoning and Density Notes

1. GROSS AREA OF SITE: 261.50 ACRES

2. CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL W/ P.U.D. (CITY OF O'FALLON)

3. CURRENT OWNER: HARVEST HOPEWELL, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MO 63129

4. DWELLING UNITS PROPOSED: 896 UNITS

5. OVERALL PARKING:
REQUIRED: (2.0 SPACES/UNIT)X 734 UNITS=1468 SPACES
(2.5 SPACES/UNIT)X 162 UNITS=405 SPACES

TOTAL SPACES PROVIDED: 1630 GARAGE SPACES
1630 DRIVEWAY SPACES
87 GUEST SPACES
3347 SPACES PROVIDED

6. VILLAGE 'A' PARKING LOTS 1A-98A:
PARKING REQUIRED: (2.0 SPACES/UNIT)X 98 UNITS=196 SPACES
GUEST PARKING REQUIRED: (0.5 SPACES/UNIT)X 98 UNITS=49 SPACES

TOTAL SPACES PROVIDED: 98 GARAGE SPACES
98 DRIVEWAY SPACES
49 GUEST SPACES
7 MAIL PARKING SPACES
252 SPACES PROVIDED

7. VILLAGE 'A' PARKING LOTS 99A-162A:
PARKING REQUIRED: (2.0 SPACES/UNIT)X 64 UNITS=128 SPACES
GUEST PARKING REQUIRED: (0.5 SPACES/UNIT)X 64 UNITS=32 SPACES

TOTAL SPACES PROVIDED: 64 GARAGE SPACES
64 DRIVEWAY SPACES
38 GUEST SPACES
4 MAIL PARKING SPACES
170 SPACES PROVIDED

A SET OF CONSTRUCTION PLANS FOR HARVEST AT HOPEWELL CITY OF O'FALLON PHASE 1A **PLAT THREE**

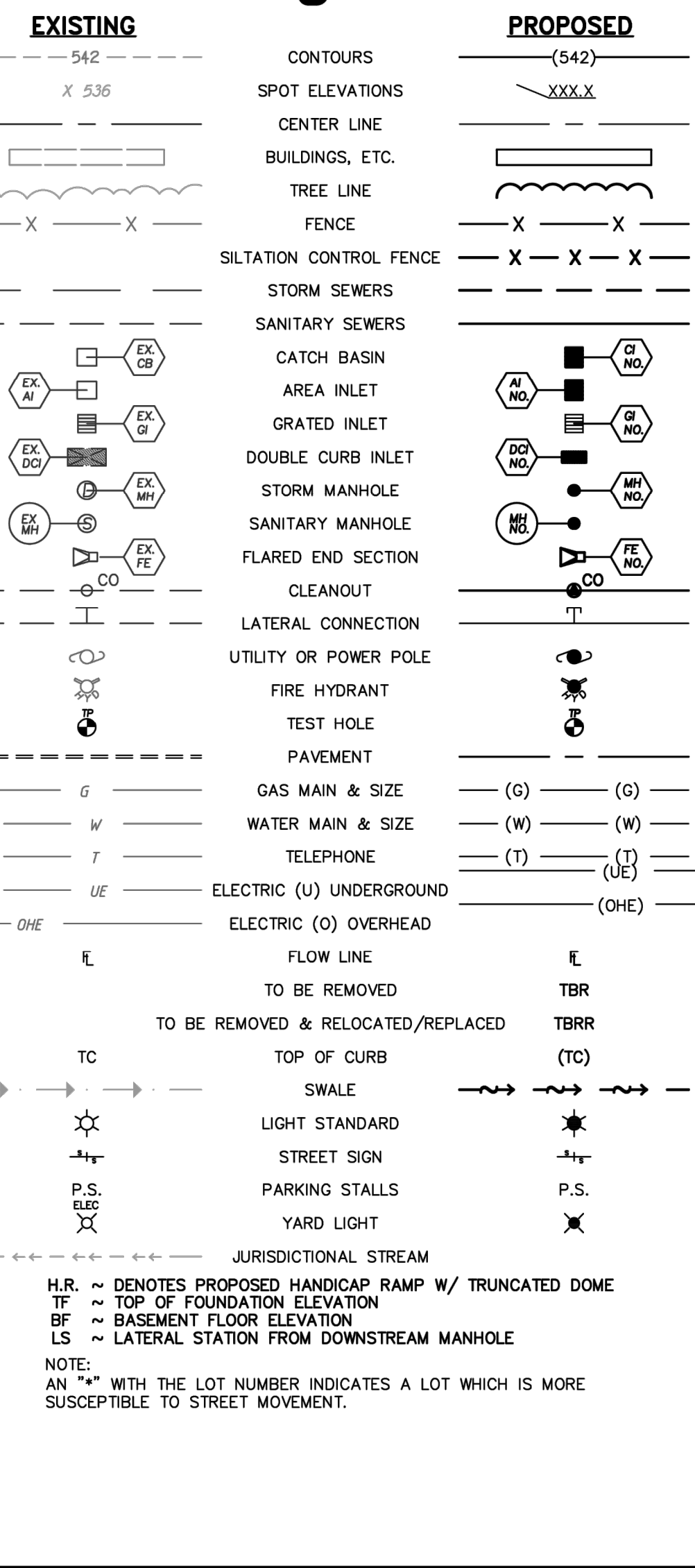
=CITY AS BUILT

Legal Description

A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 17 AND IN U.S. SURVEYS 61 AND 418, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE AT THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18 OF ABOVE-SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH LINE OF ABOVE-SAID FRACTIONAL SECTION 17, SOUTH 89°00'42" EAST, 1258.78 FEET TO A POINT ON THE WEST LINE OF ABOVE-SAID U.S. SURVEY 61; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 06°43'19" EAST, 3261.30 FEET TO AN OLD STONE AT THE NORTHWEST CORNER OF SAID U.S. SURVEY 61; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID U.S. SURVEY 61, SOUTH 81°58'43" EAST, 1136.94 FEET; THENCE LEAVING LAST SAID NORTH LINE, SOUTH 36°07'10" WEST, 251.16 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 45°03'30" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 07°50'12", AN ARC DISTANCE OF 17.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°06'18" EAST, 127.71 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 19°06'42", AN ARC DISTANCE OF 41.69 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 83°07'49" EAST, 231.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, WIDTH VARIES, SAID POINT BEING 20 FEET PERPENDICULAR DISTANCE WEST OF THE ORIGINAL CENTERLINE OF SAID HOPEWELL ROAD, TO THE BEGINNING OF A 555.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 73°13'21" EAST; THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 09°54'28", AN ARC DISTANCE OF 97.70 FEET TO A POINT OF TANGENCY; SOUTH 06°52'11" WEST, 132.26 FEET; SOUTH 83°07'49" EAST, 10.00 FEET; SOUTH 06°52'11" WEST, 1509.94 FEET; NORTH 83°28'44" WEST, 23.42 FEET; SOUTH 06°52'11" WEST, 298.75 FEET; SOUTH 83°07'49" EAST, 23.42 FEET; AND SOUTH 06°52'11" WEST, 345.15 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL ELECTRIC POWER COOPERATIVE (CEPC) BY DOCUMENT RECORDED IN DEED BOOK 1886 PAGE 1372 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH, WEST AND SOUTH LINES OF SAID CEPC TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 82°57'48" WEST, 325.00 FEET TO AN OLD IRON ROD; NORTH 07°02'12" EAST, 125.13 FEET; SOUTH 70°14'48" WEST, 308.07 FEET; SOUTH 07°02'03" WEST, 251.14 FEET TO AN OLD IRON ROD; AND SOUTH 82°57'48" EAST, 600.77 FEET TO THE SOUTHEAST CORNER OF SAID CEPC TRACT, SAID CORNER BEING ON SAID WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, BEING 20 FEET PERPENDICULAR DISTANCE WEST OF SAID CENTERLINE OF HOPEWELL ROAD; THENCE LEAVING SAID SOUTH LINE OF CEPC TRACT AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 06°52'11" WEST, 896.62 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. SURVEY 61, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DAVID D. KRANZ AND AMY E. KRANZ, HUSBAND AND WIFE, BY DOCUMENT RECORDED IN DEED BOOK 4481 PAGE 523 OF SAID RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE OF U.S. SURVEY 61, NORTH 82°10'53" WEST, 485.98 FEET; THENCE LEAVING LAST SAID SOUTH LINE, SOUTH 07°18'29" WEST, 196.45 FEET TO A POINT ON THE NORTH LINE OF LOT B OF HOPEWELL FARM SUBDIVISION, NORTH 51°53'32" EAST, 1050.48 FEET; AND NORTH 48°19'28" WEST, 1196.22 FEET TO THE WESTERMOST CORNER OF SAID LOT B, SAID CORNER ALSO BEING THE FOLLOWING COURSES AND DISTANCES: NORTH 49°48'57" WEST, 1077.80 FEET TO AN OLD IRON ROD; NORTH 37°16'53" WEST, 523.96 FEET TO AN OLD STONE; SOUTH 53°17'36" WEST, 233.68 FEET TO AN OLD IRON PIPE; NORTH 44°22'18" WEST, 905.75 FEET TO AN OLD IRON PIPE ON THE NORTH LINE OF ABOVE-SAID U.S. SURVEY 418; ALONG THE NORTHWEST LINE OF U.S. SURVEY 418, SOUTH 52°47'20" WEST, 84.19 FEET TO THE EASTERNMOST CORNER OF U.S. SURVEY 891; ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 891, NORTH 37°39'48" WEST, 182.99 FEET TO THE SOUTHERNMOST CORNER OF LOT A OF SAID HOPEWELL FARM SUBDIVISION; NORTH 51°53'32" EAST, 1050.48 FEET; AND NORTH 48°19'28" WEST, 1196.22 FEET TO THE WESTERMOST CORNER OF SAID LOT B, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT A; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT A, NORTH 88°45'45" WEST, 134.64 FEET TO THE NORTHWEST CORNER OF SAID LOT A, SAID CORNER BEING ON THE WEST LINE OF SAID FRACTIONAL SECTION 17; THENCE LEAVING LAST SAID NORTH LINE AND ALONG SAID WEST LINE OF FRACTIONAL SECTION 17, NORTH 00°33'36" EAST, 1829.52 FEET TO THE POINT OF BEGINNING AND CONTAINS 11,390.877 SQUARE FEET, OR 261.499 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2021 UNDER ORDER NUMBER 20-09-327

Legend



Conditions of Approval From Planning and Zoning

SEE SHEET 1.3 NOTES FOR A LIST OF THE CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

Project Data

1. TOTAL SITE AREA: 261.50 ACRES

2. TOTAL DISTURBED AREA: 228.3 ACRES

3. FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C0215G & 29183C0405G DATED JANUARY 20, 2016), THIS PROPERTY LIES PARTIALLY WITHIN ZONE 'X' (UNSHADED), ZONE 'X' (SHADED), ZONE 'AE' AND ZONE 'AE' (FLOODWAY).

THE FOLLOWING LOTS WILL BE REMOVED FROM THE FLOODPLAIN DURING THE LOMR PROCESS: 3180-3290, 3450-3510, AND 6160-6170.

NO LOTS WILL REMAIN IN THE FLOODPLAIN AFTER GRADING IS COMPLETE.

HOMES BUILT ON THE LOTS LISTED ABOVE WILL REQUIRE AN ELEVATION CERTIFICATE PRIOR TO OCCUPANCY SHOWING THAT THEY MEET THE CITY'S CODE FOR THE LOWEST FLOOR BEING 2 FEET ABOVE THE BASE FLOOD ELEVATION.

Tree Ordinance

EXISTING TREES = 59.5 AC.
TREES REMOVED = 47.6 AC.
TREES SAVED = 11.9 AC.
TREES REQUIRED TO BE SAVED = 20.0% (11.9 AC)
PERCENTAGE OF TREES SAVED = 20.0%

NO PLANTING MITIGATION REQUIRED
COMPLIED WITH CHAPTER 402, SECTION 402.040

EMERGENCY CONTACT

ELITE DEVELOPMENT SERVICES, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
DOUG HICKS
PH. 314-504-4132

AS-BUILT PLANS
ACCEPTED FOR CONSTRUCTION
BY: **APPROVED**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN
August 11, 2026

PROPOSED AMENITY AREAS IS NOT PART
OF THIS APPROVAL. TO BE DESIGNED BY
OTHERS

ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-15, DCSD SUBMITTAL
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL

Utility Contacts

Sanitary Sewers

City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-240-2000

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO 63368
636-441-1244

Water

City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-240-2000

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO 63141
1-866-430-0820

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO 63366
636-561-3737

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-240-2000

Electric

Curve River Electric Co.
P.O. Box 160
Troy, MO 63379-0160
1-800-392-3709

Central Electric Power Cooperative
2106 Jefferson Street
Jefferson City, MO. 65102
573-761-2860

Ameren Missouri
200 Galloway Road
Wentzville, MO 63385
636-639-8312

Gas

Spire Gas
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Telephone

CenturyLink
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO. 63017
888-438-2427

Fire District

O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO 63366
636-272-3493

Wentzville Fire Protection District
502 Luetkenhaus Blvd.
Wentzville, MO 63385
636-327-6239

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO 63304
636-447-6655

New Melle Fire Protection District
3705 Mill St.
New Melle, MO 63365
636-828-5528

City of O'Fallon Standard Notes and Details - July 2019

PROJECT TITLE
**PLAT THREE
HARVEST
AT HOPEWELL**
O'Fallon, Missouri
O'FALLON PHASE 1A

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Date: 08-19-2023
Michael G. Boerding
License No. MO E-28643
Professional Engineer

PHASE 1A -- PLAT THREE

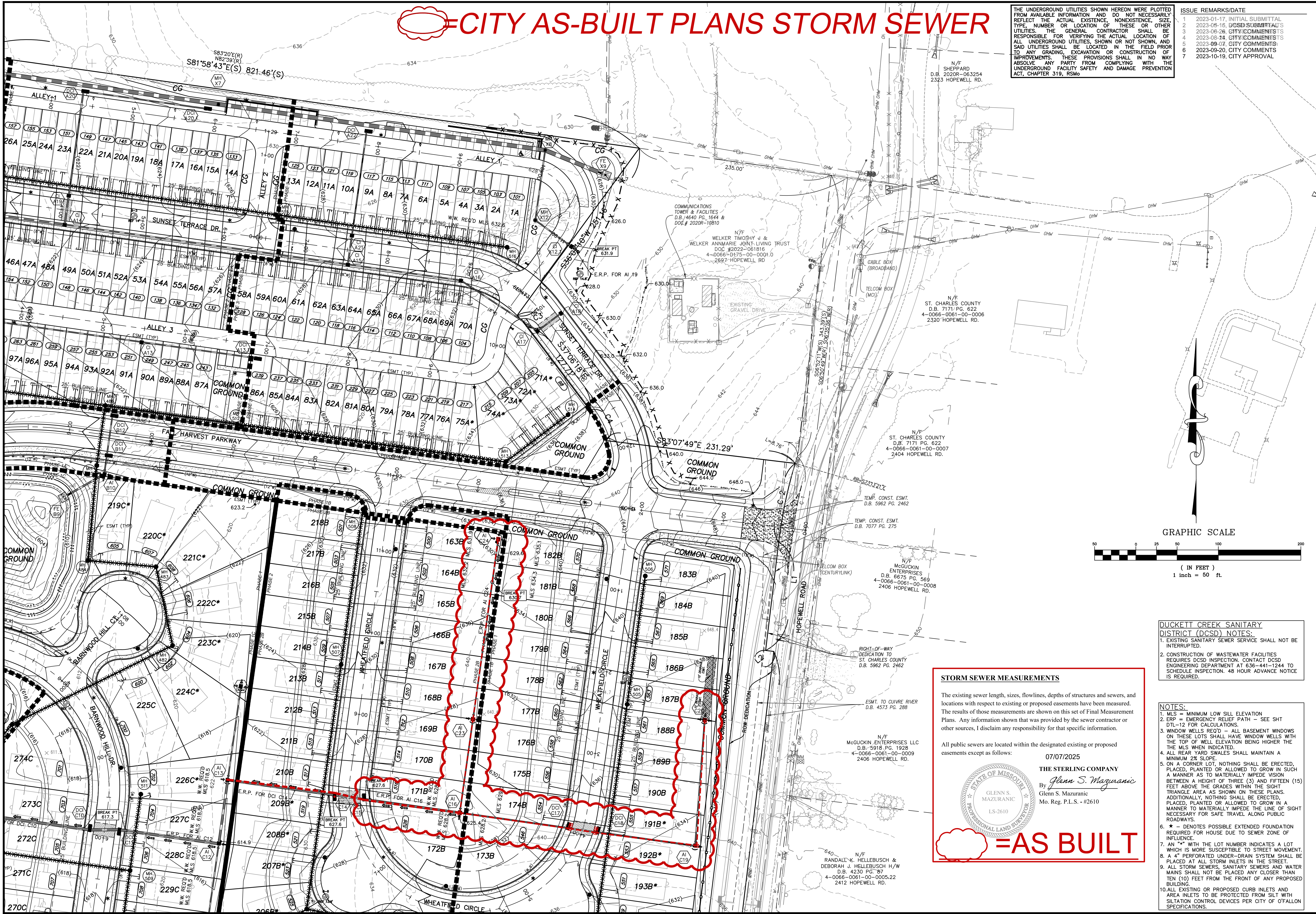
COVER SHEET

P+Z No. 21-004994
City No. 21-011444
Date: 10/19/2023
Job No. 20-09-327
Page No. **1.1** As-Built
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CITY AS-BUILT PLANS STORM SEWER

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE REMARKS/DATE	
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-16, DCSO SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

STORM SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Any information shown that was provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

07/07/2025

THE STERLING COMPANY

By *Glenn S. Mazuranc*

Glenn S. Mazuranc
Mo. Reg. P.L.S. - #2610



=AS BUILT

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:

- MLS = MINIMUM LOW SILL ELEVATION
- ERP = EMERGENCY RELIEF PATH - SEE SHT DTL-12 FOR CALCULATIONS.
- WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THE THE MLS WHEN INDICATED.
- ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
- ON A CORNER LOT, NOTHING SHALL BE ERCTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERCTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
- * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
- AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
- A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
- ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
- ALL EXISTING OR PROPOSED CURB INLETS AND AREA INLETS TO BE PROTECTED FROM SILT WITH SILTATION CONTROL DEVICES PER CITY OF O'FALLON SPECIFICATIONS.

PROJECT TITLE

**PLAT THREE
HARVEST
AT HOPEWELL**

O'FALLON PHASE 1A

THE **STERLING** CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

NOT APPROVED
FOR CONSTRUCTION!

Date: 01-04-2024
Michael G. Boering
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PHASE 1A -- PLAT THREE

GRADING PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 01-04-2024
Job No. 20-09-327

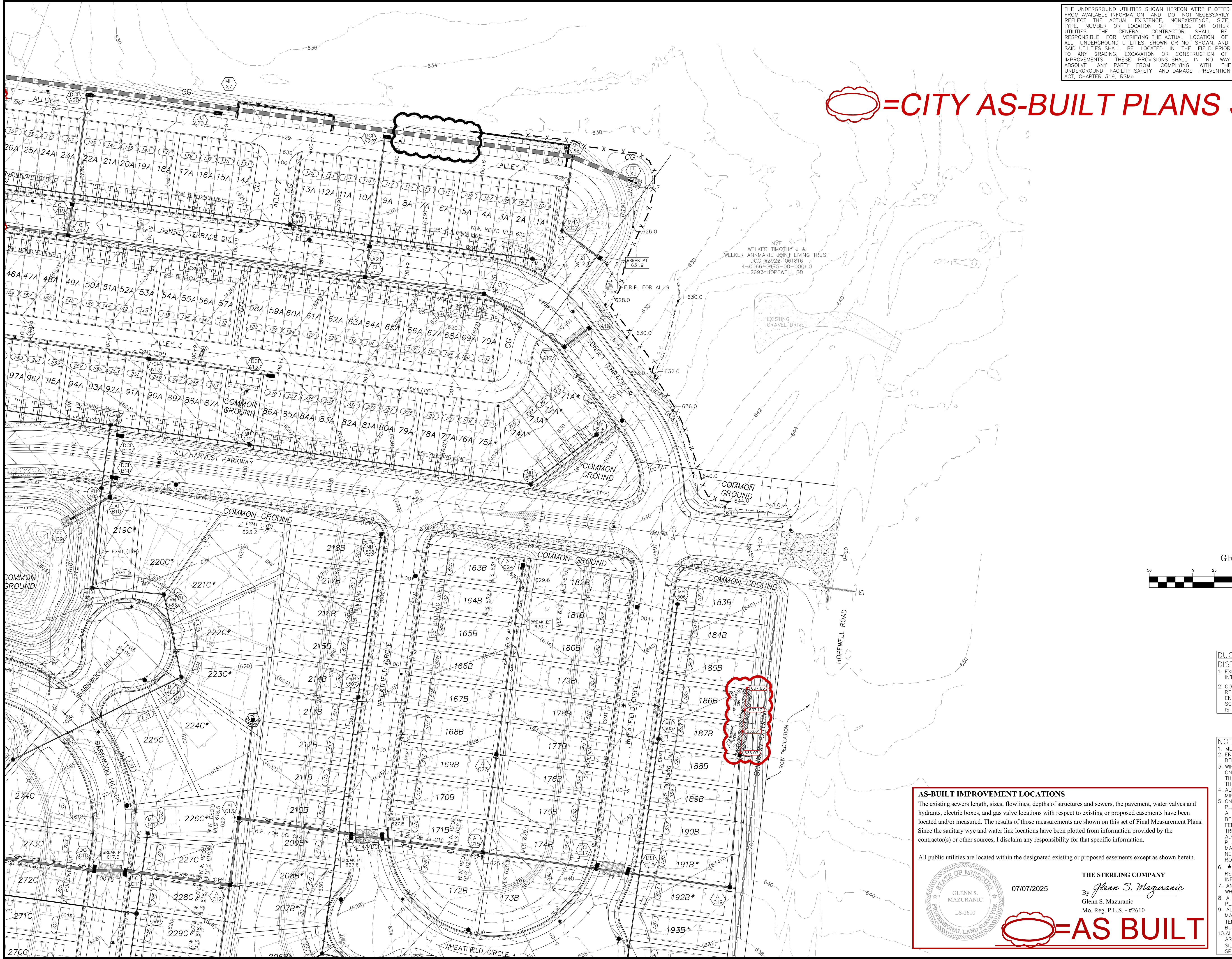
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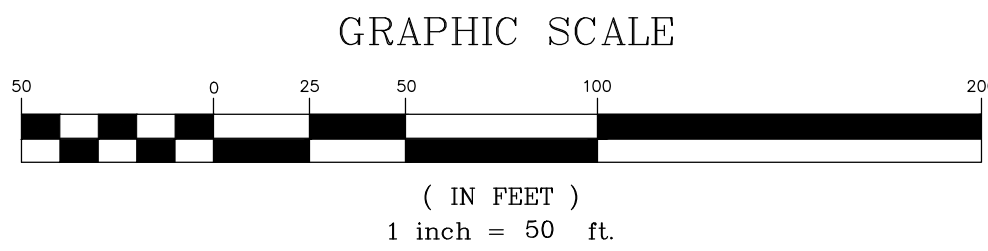
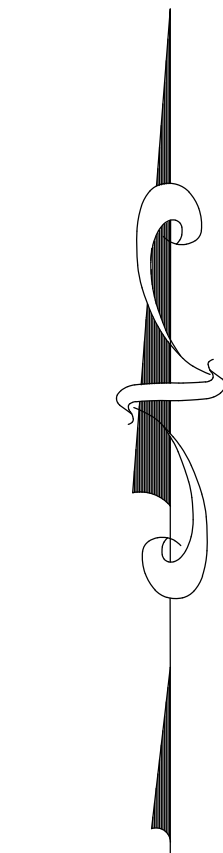
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THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE REMARKS/DATE	
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2	2023-05-16, DCSD SUBMITTALS
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5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL
8	2024-05-01, PARKING ADDITIONS

= CITY AS-BUILT PLANS SWALES



DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:
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1. MSL = MINIMUM LOW SILL ELEVATION
 2. ERP = EMERGENCY RELIEF PATH - SEE SHT DTL-12 FOR CALCULATIONS.
 3. WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THE THE MSL WHEN INDICATED.
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 5. ON A CORNER LOT, NOTHING SHALL BE ERCTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERCTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
 6. * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
 7. AN "*" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
 8. A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
 9. ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
 10. ALL EXISTING OR PROPOSED CURB INLETS AND AREA INLETS TO BE PROTECTED FROM SILT WITH SILTATION CONTROL DEVICES PER CITY OF O'FALLON SPECIFICATIONS.

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary wye and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

All public utilities are located within the designated existing or proposed easements except as shown herein.



07/07/2025

THE STERLING COMPANY

By *Glenn S. Mazuranc*
Glenn S. Mazuranc
Mo. Reg. P.L.S. - #2610

= AS BUILT

PROJECT TITLE

**HARVEST
AT HOPEWELL**

O'Fallon, Missouri

O'FALLON PHASE 1A

THE STERLING CO.
ENGINEERS & SURVEYORS

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www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

NOT APPROVED
FOR CONSTRUCTION!

Date: 01-16-2025
Michael G. Boering
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT THREE

GRADING PLAN

P+Z No. 21-004994

City No. 21-011444

Date: 01-16-2025

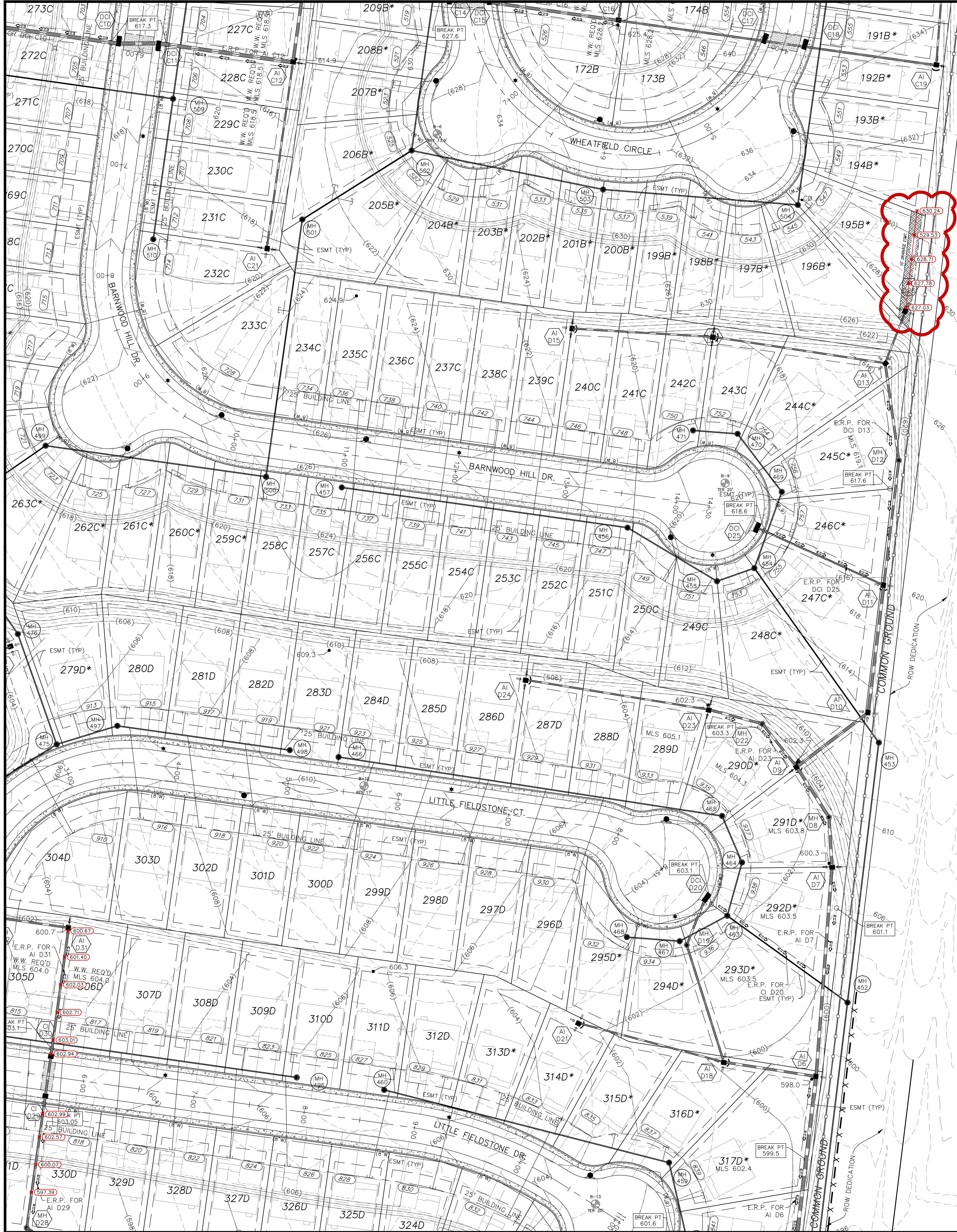
Job No. 20-09-327

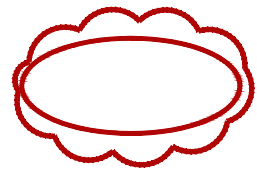
Page No.

2.4a

As-Built IMP

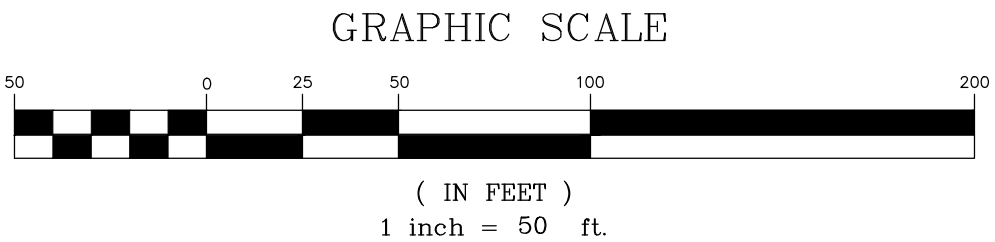
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 =CITY AS-BUILT
PLANS SWALES

ISSUE REMARKS/DATE		
1	2023-01-17, INITIAL SUBMITTAL	
2	2023-05-16, DCSD SUBMITTALS	
3	2023-06-26, CITY COMMENTS	
4	2023-08-14, CITY COMMENTS	
5	2023-09-07, CITY COMMENTS	
6	2023-09-20, CITY COMMENTS	
7	2023-10-19, CITY APPROVAL	
8	2024-05-01, PARKING ADDITIONS	

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:

- MLS = MINIMUM LOW SILL ELEVATION
- ERP = EMERGENCY RELIEF PATH - SEE SHT DTL-12 FOR CALCULATIONS.
- WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THE THE MLS WHEN INDICATED.
- ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
- ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
- ★ - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
- AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
- A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
- ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
- ALL EXISTING OR PROPOSED CURB INLETS AND AREA INLETS TO BE PROTECTED FROM SILT WITH SILTATION CONTROL DEVICES PER CITY OF O'FALLON SPECIFICATIONS.

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary wye and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

All public utilities are located within the designated existing or proposed easements except as shown herein.



7/07/2025

By *Glenn S. Mazuranic*
Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610

 =AS BUILT

PROJECT TITLE

**HARVEST
AT HOPEWELL**

O'Fallon, Missouri

O'FALLON PHASE 1A

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

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Date: 01-16-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT THREE

GRADING PLAN

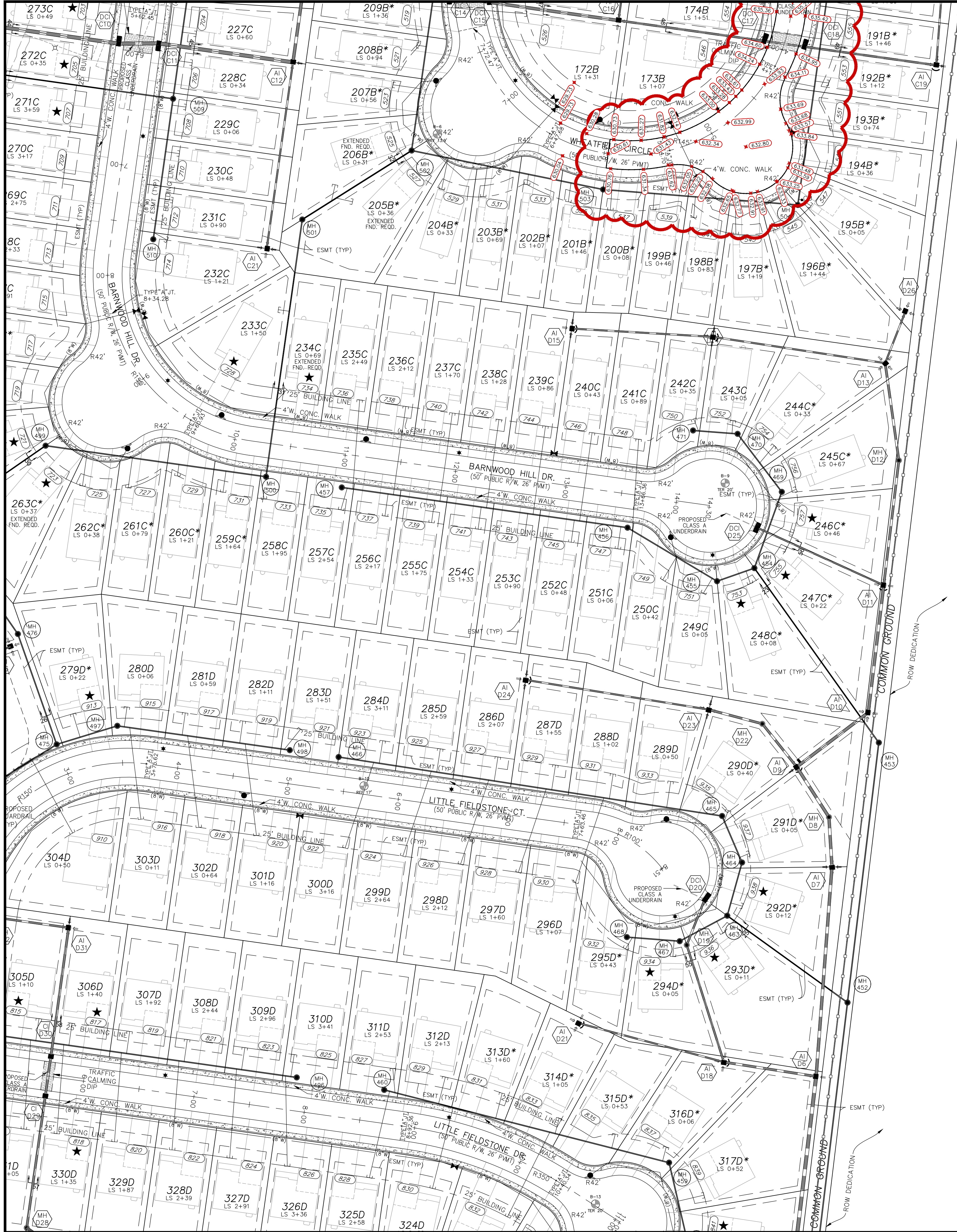
P+Z No. 21-004994
City No. 21-011444
Date: 01-16-2025
Job No. 20-09-327

Page No.

2.6a

As-Built IMP

Drawing name: V:\080827-Highway N Assembly\Drawings\080827-CITY AS-BUILT PH 1A (FOR PRINTING) (dwg) Plotted on: May 15, 2025 1:33pm Plotted by: akhlesanek



=CITY AS-BUILT PLANS PAVEMENT

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary wye and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

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07/07/2025

By *Glenn S. Mazuranic*
Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610

=AS BUILT

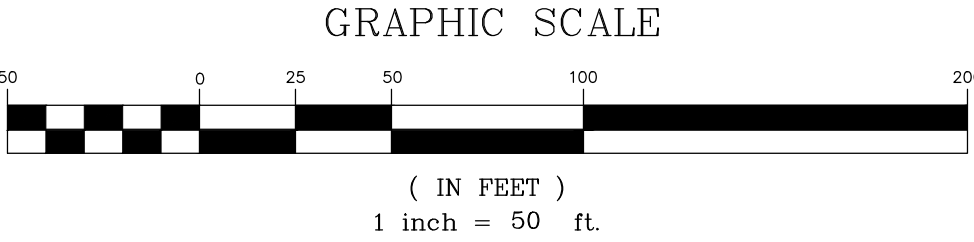
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UTILITY EASEMENT NOTE:
ALL PROPOSED UTILITY EASEMENT SHOWN ARE FOR REFERENCE PURPOSES ONLY. SEE RECORDED PLATS FOR EXACT LOCATION AND SIZE OF ALL EASEMENTS.

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:
1. ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
2. ★ DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
3. AN "★" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
4. A "★" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
5. ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
6. ALL STREET LIGHTS ARE TO BE PRIVATE.
7. TEMPORARY TURNAROUNDS ARE REQUIRED AT PLAT AND PHASING LIMITS WHEN THE STUB EXCEEDS 250' AND CAN BE REMOVED UPON EXTENSION OF THE ROAD.

ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-16, DCSD SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL
8	2024-05-01, PARKING ADDITIONS



PROJECT TITLE

**HARVEST
AT HOPEWELL**

O'Fallon, Missouri

OFALLON PHASE 1A

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

**NOT APPROVED
FOR CONSTRUCTION!**

Date: 01-16-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT THREE

SITE PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 01-16-2025
Job No. 20-09-327

Page No.

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As-Built - IMP



 =CITY AS-BUILT PLANS ELECTRIC

ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-16, DCD SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL
8	2024-05-01, PARKING ADDITIONS

PROJECT TITLE

HARVEST AT HOPEWELL

O'Fallon, Missouri

O'FALLON PHASE 1A

THE STERLING co.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #00134

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

C:\Users\mshah\OneDrive\Documents\Job Files\WB-Harvest Water Seal.jpg

Date: 01-16-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT THREE

UTILITY PLAN

P+Z No.	21-004994
City No.	21-011444
Date:	01-16-2025
Job No.	20-09-327

Page No.

4.6

As-Built ~~IMP~~

"FINAL PLAN" Approval Date: Dec. 16, 2021

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary water and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

All public utilities are located within the designated existing or proposed easements except as shown herein.



07/07/2025

THE STERLING COMPANY

By *Glenn S. Mazuranic*

Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610



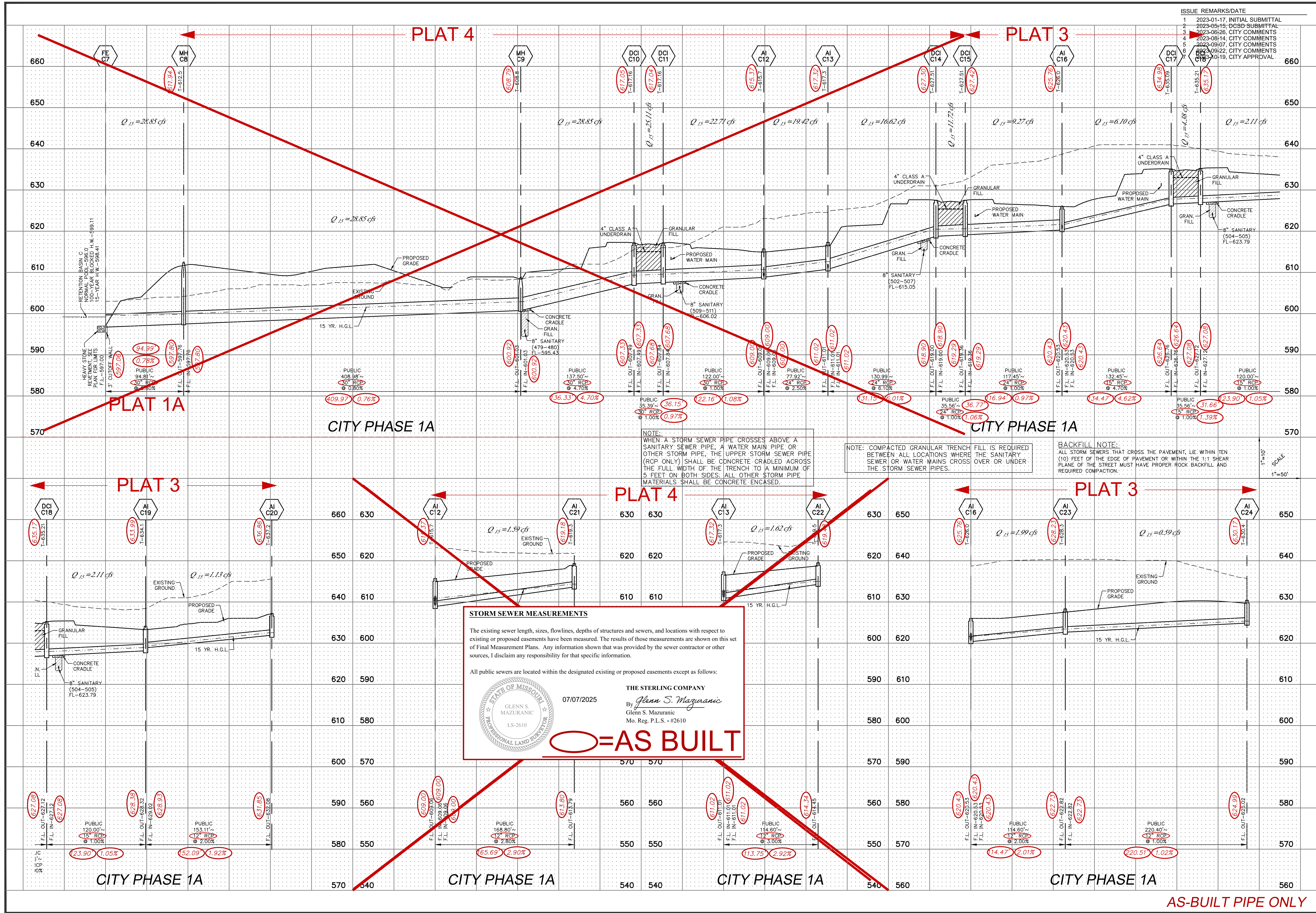
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UTILITY EASEMENT NOTE:
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REFERENCE PURPOSES ONLY. SEE RECORDED PLATS
FOR EXACT LOCATION AND SIZE OF ALL EASEMENTS.

NOTES:

1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWSW#2 SPECIFICATIONS AND SPECIFICATIONS AS APPROVED BY MDNR REGION NO.60508005-13.
2. PUBLIC WATER SUPPLY DISTRICT NO.2 WILL REQUIRE 30 DAY ADVANCE NOTICE BEFORE CONSTRUCTION CAN BEGIN.
3. THRUST BLOCKS WILL BE REQUIRED AT ALL MECHANICAL JUNCTION BENDS.
4. ALL WATER MAINS SHALL CROSS THE PAVEMENT, L. WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT, OR WITHIN THE (1') SHEAR PLANE OF THE STREET. THERE MUST BE PROPER ROCK BACKFILL AND REQUIRE A CONC. CURB.
5. ALL METER PITS MUST BE INSTALLED IN GREEN SPACE PER PWSW#2 SPECIFICATIONS.
6. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK PERFORMED OFFSITE. COPIES OF ALL REQUIRED PERMITS SHALL BE PROVIDED TO THE DISTRICT PRIOR TO CONSTRUCTION.
7. ALL WATER MAINS SHALL BE PLACED WITH A MINIMUM OF 42" AND MAXIMUM 72" OF COVER.
8. PWSW#2 REQUIRES AT LEAST 18" OF VERTICAL SEPARATION BETWEEN SANITARY AND STORM SEWER CROSSINGS. IN AREAS WHERE THE RECOMMENDED SEPARATIONS CANNOT BE OBTAINED THE WATERMAIN SHALL BE CONSTRUCTED USING MECHANICAL JUNCTIONS AND AT LEAST 10' ON BOTH SIDES OF THE CROSSING.
9. TEMPORARY FIRE HYDRANTS WILL BE REQUIRED WHEN WATER MAIN IS TERMINATED FOR PHASING OR WHEN THE MAIN IS TERMINATED FOR A FIRE HYDRANT. SEE PWSW#2 TERMINATION DETAIL.

Drawing name: V:\2009327 Highway N Assembly\Drawings\Surveying\As-Built\City of O'Fallon\City Phase 1A\327 MP Storm-For AS-Built\TS.dwg Plotted on: May 12, 2025 3:24pm Plotted by: akloresnet



ISSUE REMARKS/DATE	
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-15, DCSD SUBMITTAL
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-22, CITY COMMENTS
7	2023-10-19, CITY APPROVAL

PROJECT TITLE

PLAT THREE
HARVEST
AT HOPEWELL

O'FALLON PHASE 1A

THE
STERLING
CO.

ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
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www.sterling-eng-survey.com
Corporate Certificate of Authority #001948

Date: 01-04-2024
Michael G. Boering, PE
License No. MO E-28643
Professional Engineer

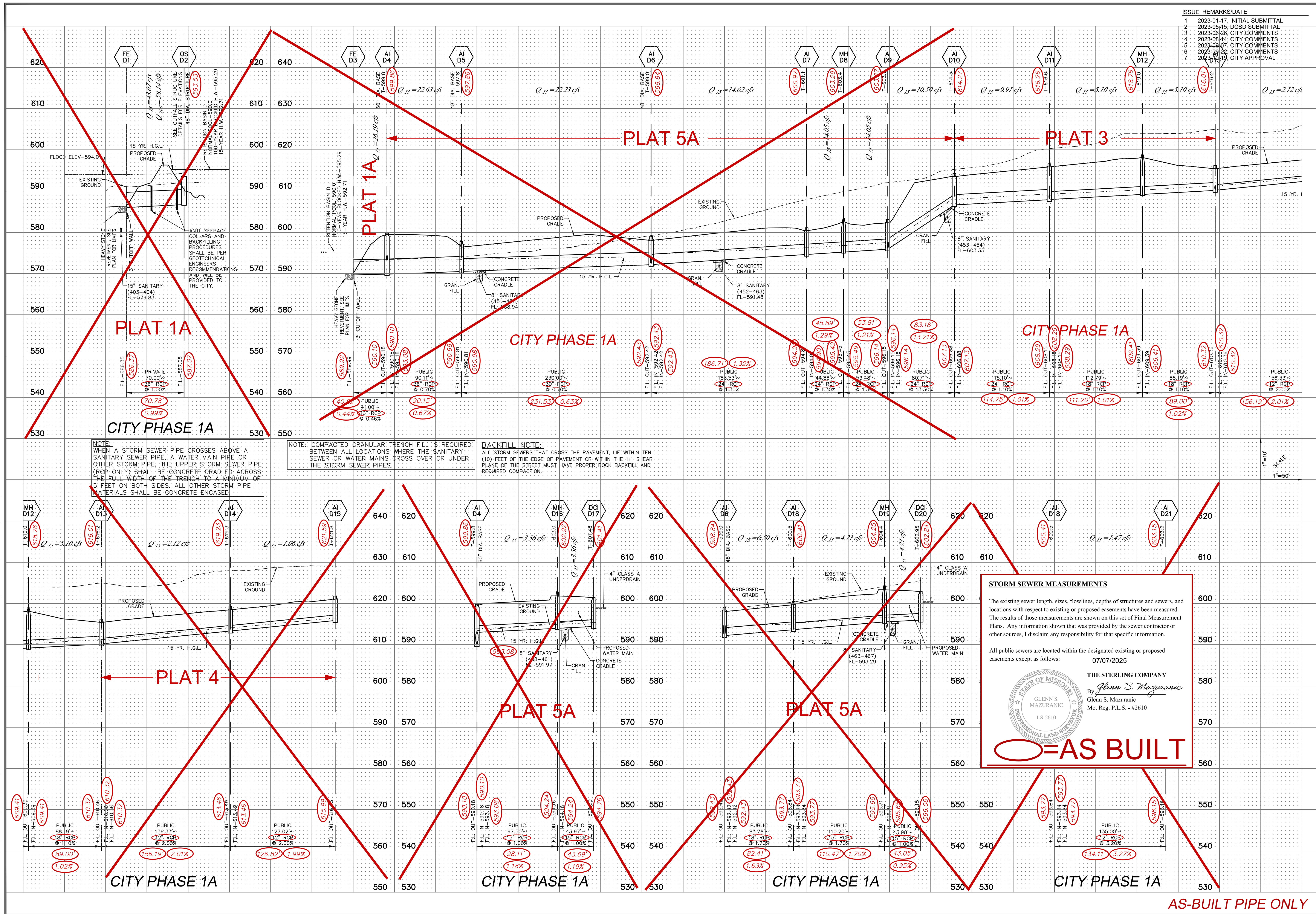
PHASE 1A -- PLAT THREE

STORM SEWER PROFILES

P+Z No. 21-004994
City No. 21-011444
Date: 01-04-2024
Job No. 20-09-327
Page No.

7.5
As-Built
-IMP

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PROJECT TITLE

**PLAT THREE
HARVEST
AT HOPEWELL**

O'FALLON PHASE 1A

THE **STERLING** CO.
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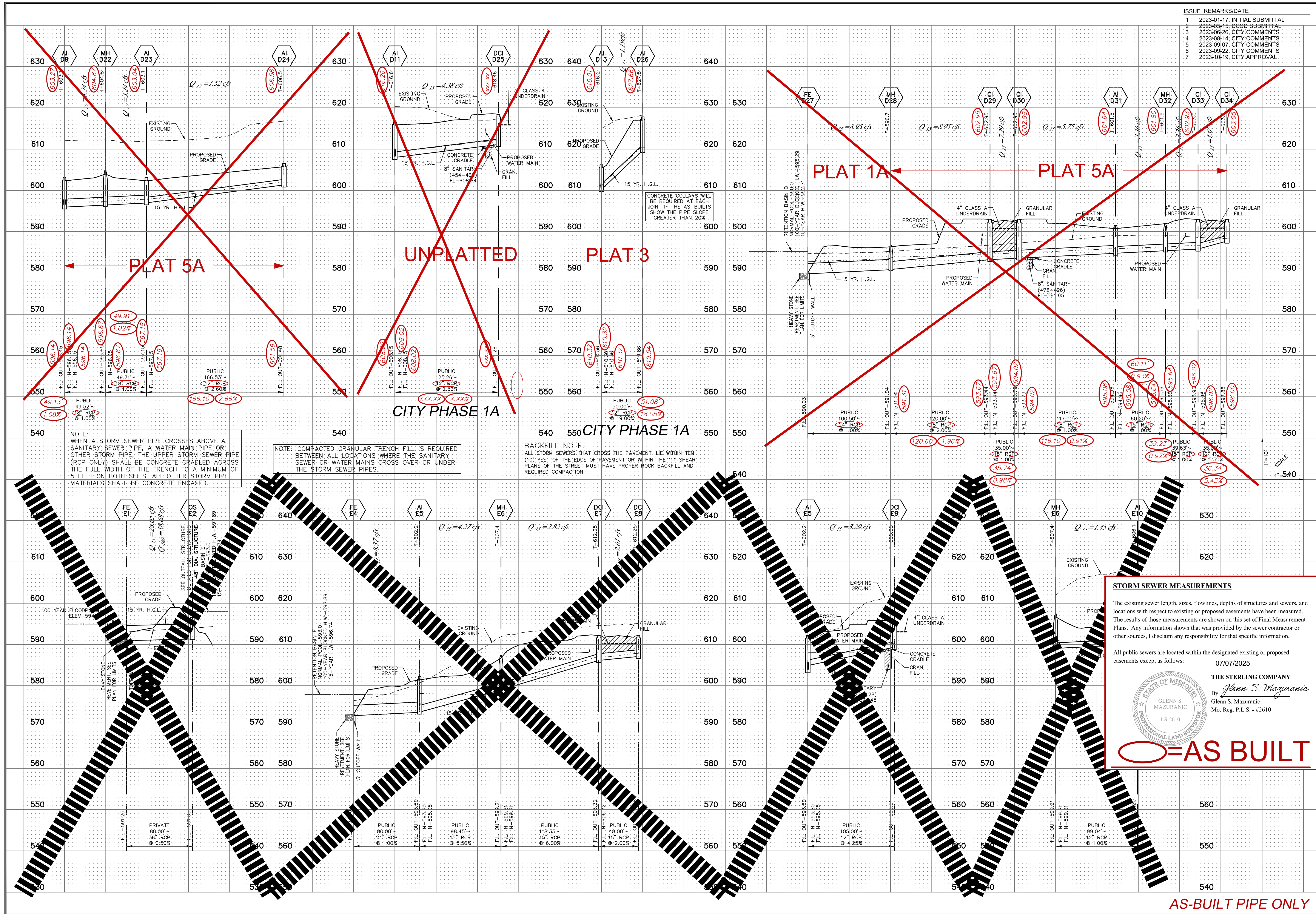
PHASE 1A -- PLAT THREE

STORM SEWER PROFILES

P+Z No. 21-004994
City No. 21-011444
Date: 01-04-2024
Job No. 20-09-327
Page No.

7.6 AS-BUILT
-IMP-

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ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-15, DCSO SUBMITTAL
3	2023-06-26, CITY COMMENTS
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5	2023-09-07, CITY COMMENTS
6	2023-09-22, CITY COMMENTS
7	2023-10-19, CITY APPROVAL

PROJECT TITLE

PLAT THREE
HARVEST
AT HOPEWELL

O'FALLON PHASE 1A

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PHASE 1A -- PLAT THREE

STORM SEWER PROFILES

P+Z No. 21-004994

City No. 21-011444

Date: 01-04-2024

Job No. 20-09-327

Page No.

7.7

As-Built
-IMP